

Frequently Asked Questions

Employment and Industrial Zone Changes and Code Amendments

Why is the City proposing these zone changes and code amendments?

As part of Envision Eugene, the goals of these changes and amendments are to:

- Serve as land use efficiency strategies to help accommodate a portion of the city's 20 year need for jobs inside the current urban growth boundary (UGB).
- Provide for a compatible mix of commercial and industrial land uses in West Eugene through the C-2 (Community Commercial) and E-2 Mixed Use Employment zones
- Update the I-1 (Campus Industrial) zone to remove unnecessary barriers to development while adding compatibility standards near residential areas (rename E-1 Campus Employment)
- Update the I-2 (Light Medium Industrial) and I-3 (Heavy Industrial) zones city-wide to better preserve these lands for employment and industry

What property is proposed for rezoning?

Certain properties in West Eugene, already zoned for commercial or industrial uses, are proposed for C-2 Community Commercial zoning or a new zone called E-2 Mixed Use Employment. One property at Chad Drive and Old Coburg Road is proposed to be rezoned from R-1 Low Density Residential to E-1 Campus Employment. Maps are available on the City website at <http://or-eugene.civicplus.com/index.aspx?NID=2079> or at the Permit and Information Center at 99 West 10th Avenue.

What property is affected by the code amendments?

Property across the city in the I-1, I-2, and I-3 zones are affected by the proposed land use code amendments. The amendments include a rewrite of the I-1 zone, which is being renamed E-1 Campus Employment to include more office and medical uses, a rewrite of the C-4 Commercial Industrial zone, which is being replaced with E-2 Mixed Use Employment, and slight revisions to the permitted use lists in the I-2 and I-3 zones to remove non-industrial uses such as churches and gymnastics studios. A draft of the revised code language is available on the website at <http://or-eugene.civicplus.com/index.aspx?NID=2079> and at the Permit and Information Center.

Why did I get a notice if my property is not proposed to be rezoned?

Some property owners and tenants received a notice due to being located within 500 feet of a property proposed to be rezoned. This notice is a requirement of the Eugene Code.

Others received a notice due to Statewide Ballot Measure 56, which requires cities to notify property owners if uses are being removed from existing zoning. For example, the City is proposing to remove churches as allowed uses in the I-1 zone. If you own property with an existing church in the I-1 zone, the use may remain under the original conditions of approval. No new churches would be allowed in the I-1 zone if these amendments are adopted.

Will the changes affect my existing business or tenant?

The amendments would only apply to new development projects submitted on or after the date the amendments become effective. As proposed, any legally established business in existence prior to the adoption of these amendments would be considered "legal pre-existing" in the land use code. This means that the existing building would be considered legal (even though it would not comply with the land use code) and would not be subject to these amendments.

What if I have a building permit or land use application approved or pending prior to the adoption date?

The amendments would only apply to new projects submitted on or after the date the amendments become effective. They would not apply to projects submitted or approved prior to the date the amendments become effective, even if construction has not yet started.

When will the zone changes and code amendments go into effect?

Adoption of these zone changes and code amendments requires a public process, including public hearings before the Eugene Planning Commission and with the City Council. These amendments are part of a package of Envision Eugene related amendments for accommodating jobs. The current schedule includes a Planning Commission public hearing on November 5, 2013, followed by Planning Commission action (recommendation to City Council) during December 2013. A City Council public hearing is planned for January 2014, and the City Council is likely to take action (approve, approve with changes or deny) on the amendments in February 2014. Typically, land use regulations go into effect 30 days after City Council adoption.

I'm concerned about one of the proposed amendments. Is it worth my time to voice my concerns, or are these a done deal?

We need to hear from you. The proposed amendments are intended to be a starting point for the public and the Planning Commission's consideration, and are expected to be influenced through the public process, including the Planning Commission's recommendation. We strongly encourage you to participate in the public process.

How do I get involved? How can I submit comments to the Planning Commission for their consideration?

1. Submit an email to: terri.l.harding@ci.eugene.or.us
2. Send a letter to Planning: Attn. Terri Harding, 99 W. 10th Avenue, Eugene, OR 97401
3. Speak at the Planning Commission's public hearing on November 5, 2013. The hearing is scheduled for 6:00pm at Harris Hall, 125 East 8th Avenue, Eugene. Because the Planning Commission limits testimony to a few minutes, it is recommended that you also submit written testimony.
4. To get connected to your neighborhood association, contact the City's neighborhoods office: 541-682-6243 or www.eugene-or.gov/neighborhoods

For more information, please visit the following website:

www.envisioneugene.org > implementation projects > economic development strategies.

You can also call Terri Harding at 541-682-5635.